

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Northwood Holdings, LLC, an Oklahoma limited liability company, hereby certifies that it is the owner of and the only person, firm or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that it has caused the same to be surveyed and platted, and that it hereby dedicates all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for its successors, trustees and assigns forever, and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 14<sup>th</sup> day of April, 2021. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Northwood Holdings, LLC  
an Oklahoma limited liability company  
Mark Morris, Manager

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF CANADIAN )

Before me, the undersigned Notary Public, in and for said County and State on this 14<sup>th</sup> day of April, 2021, personally appeared Mark Morris, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: 12/14/2021  
W. Robertson  
NOTARY PUBLIC, #17011399

**LEGAL DESCRIPTION**

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Eight (8), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of said SW/4; thence S88°58'30"W a distance of 237.93 feet; thence N62°03'39"W a distance of 760.86 feet to a point on the exterior boundary line of NORTHWOOD VILLAGE, SECTION 1, according to the recorded plat thereof; thence along the exterior boundary of said plat the following Twelve (12) courses:

1. N17°03'39"W a distance of 35.36 feet; thence
2. N27°56'21"E a distance of 70.00 feet; thence
3. N72°56'21"E a distance of 35.36 feet; thence
4. N27°56'21"E a distance of 50.00 feet; thence
5. N17°03'39"W a distance of 35.36 feet; thence
6. N27°56'21"E a distance of 95.00 feet; thence
7. S62°03'39"E a distance of 125.00 feet; thence
8. N27°56'21"E a distance of 170.00 feet; thence
9. N62°03'39"W a distance of 9.44 feet; thence
10. N27°56'21"E a distance of 56.68 feet; thence
11. N00°35'41"W a distance of 550.00 feet; thence
12. N44°02'10"E a distance of 82.03 feet; thence

S45°57'50"E a distance of 8.28 feet; thence  
N71°24'20"E a distance of 115.59 feet; thence  
N89°24'19"E a distance of 406.54 feet to a point on the East line of said SW/4; thence  
S00°35'41"E along said East line a distance of 1410.61 feet to the POINT OF BEGINNING.

Said tract contains 883,895 Sq Ft or 20.29 Acres, more or less.

**LAND SURVEYOR'S CERTIFICATE**

I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

Denver Winchester  
DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF CANADIAN )

Before me, the undersigned Notary Public, in and for said County and State on this 13<sup>th</sup> day of April, 2021, personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: March 28, 2023  
Mark  
NOTARY PUBLIC, #03005138

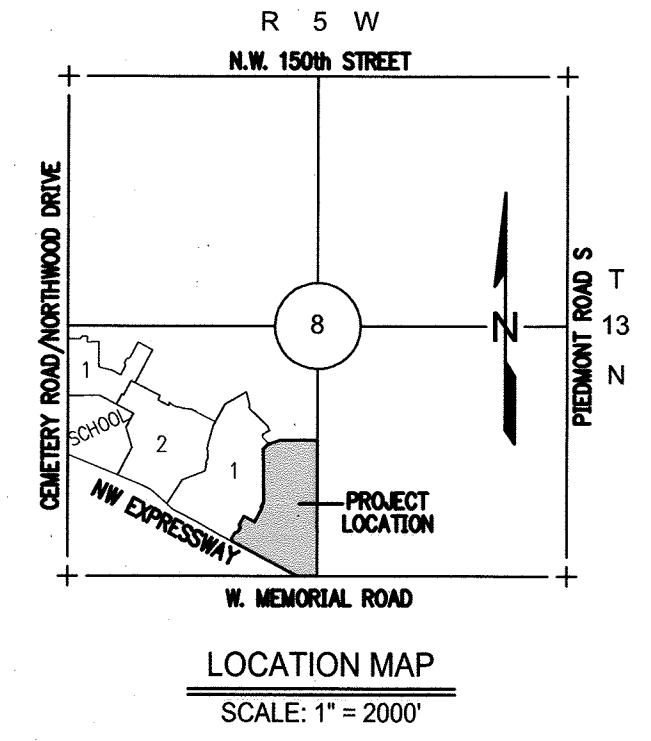
**CITY PLANNING COMMISSION APPROVAL**

I, Geoffrey Butler, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 28<sup>th</sup> day of May, 2020.

Geoffrey Butler  
PLANNING DIRECTOR

FINAL PLAT  
OF  
**NORTHWOOD VILLAGE**  
**SECTION 3**  
A PART OF THE SW/4 OF SECTION 8, T13N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2021 18  
Bk&Pg: PL 9 852-853  
Filed: 05-07-2021 10:19:52 AM  
Canadian County, OK



**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Northwood Holdings, LLC, an Oklahoma limited liability company, that on the 3<sup>rd</sup> day of March, 2021 there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year 2020 and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 14<sup>th</sup> day of April, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY  
Jamie Waldrop  
AUTHORIZED SIGNER

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF )

Before me, the undersigned Notary Public, in and for said County and State on this 14<sup>th</sup> day of April, 2021, personally appeared Jason Waldrop, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: 11/19/22  
Steve Johnson  
NOTARY PUBLIC, #14010115

**ACCEPTANCE OF DEDICATION OF CITY COUNCIL**

Be it resolved by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, this 27<sup>th</sup> day of April, 2021.

ATTEST:  
Amy K. Simpson CITY CLERK  
Dan Holt MAYOR

**CERTIFICATE OF CITY CLERK**

I, Amy K. Simpson, City Clerk of the CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 27<sup>th</sup> day of April, 2021.

Amy K. Simpson  
CITY CLERK

**ADDRESSES**

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

**NOTES**

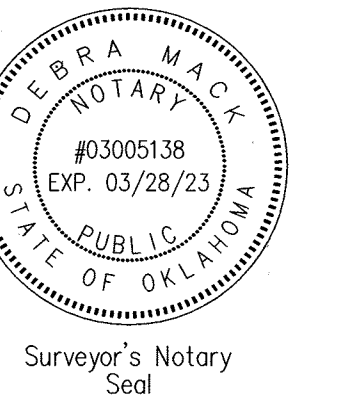
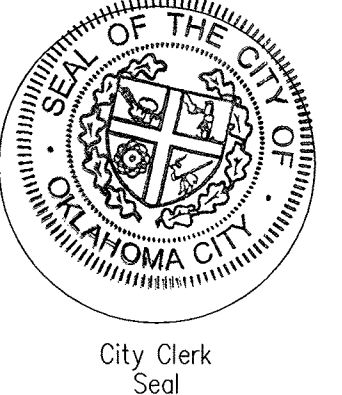
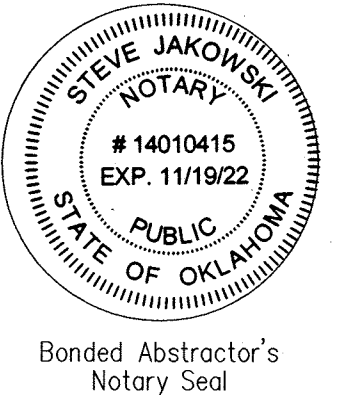
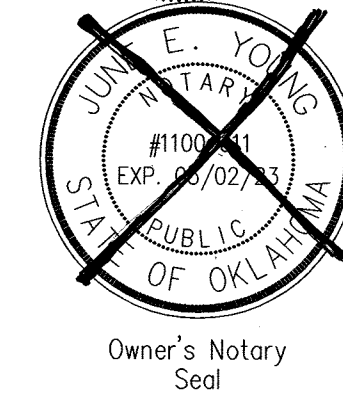
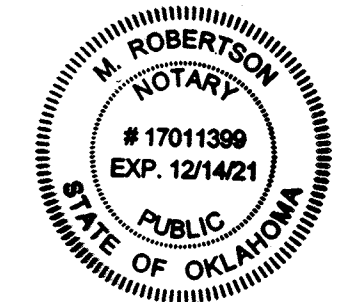
1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
2. Monuments shall be as follows:  
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or  
3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
4. A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
5. Two 1 1/2 inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.

**COUNTY TREASURER'S CERTIFICATE**

I, Cadya M Leck, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2020, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY OF EL RENO, OKLAHOMA, this 14<sup>th</sup> day of May, 2021.

COUNTY TREASURER



FINAL PLAT  
NORTHWOOD VILLAGE, SECTION 3

300 Palatine Parkway Blvd.  
Yukon, Oklahoma 73099

**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6276  
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SHEET NO.: 1 OF 2  
DATE: 04/13/21  
PROJECT NO.: 20603200

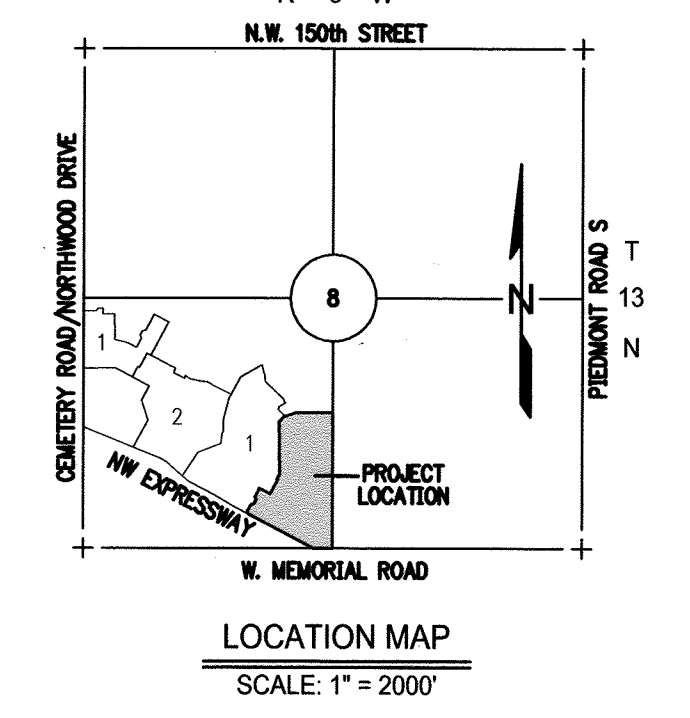
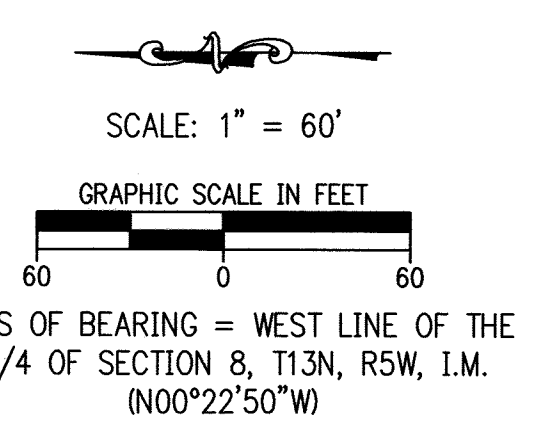
CERTIFICATE OF AUTHORIZATION: CA 973 (PLAS) EXPIRES 4/30/2022  
PD-2888



POINT OF BEGINNING  
SE CORNER OF SW/4 OF  
SECTION 8, T13N, R5W, I.M.

# FINAL PLAT OF NORTHWOOD VILLAGE SECTION 3

A PART OF THE SW/4 OF SECTION 8, T13N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



SW CORNER OF SW/4 OF  
SECTION 8, T13N, R5W, I.M.

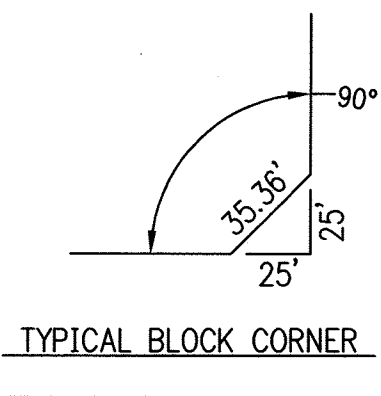
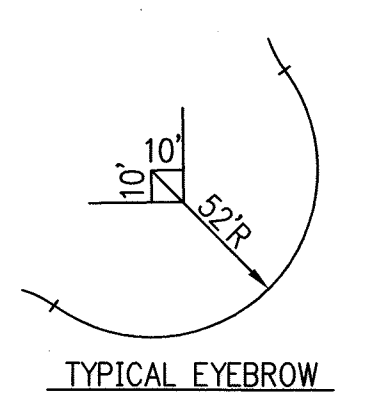
LEGEND	
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE
L.N.A.	LIMITS OF NO ACCESS
C/A	COMMON AREA
(ESMT.)	EASEMENT
STAT.	STATUTORY

### ADDRESSES

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### NOTES

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- Two 1 1/2 inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	99.60'	200.00'	028°32'02"	S76° 19' 40"E	98.58'
C2	87.15'	175.00'	028°32'02"	S76° 19' 40"E	86.25'
C3	112.05'	225.00'	028°32'02"	S76° 19' 40"E	110.90'
C4	22.25'	35.00'	036°25'43"	N72° 22' 49"W	21.88'
C5	147.80'	52.00'	162°51'26"	N44° 24' 19"E	102.84'
C6	22.25'	35.00'	036°25'43"	S18° 48' 32"E	21.88'
C7	49.80'	100.00'	028°32'02"	S76° 19' 40"E	49.29'
C8	37.35'	75.00'	028°32'02"	S76° 19' 40"E	36.97'
C9	62.25'	125.00'	028°32'02"	S76° 19' 40"E	61.61'
C10	49.80'	100.00'	028°32'02"	N13° 40' 20"E	49.29'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C11	62.25'	125.00'	028°32'02"	N13° 40' 20"E	61.61'
C12	37.35'	75.00'	028°32'02"	N13° 40' 20"E	36.97'
C13	52.51'	100.00'	030°05'04"	N30° 55' 18"W	51.91'
C14	26.68'	100.00'	015°17'06"	N08° 14' 13"W	26.60'
C15	15.42'	125.00'	007°04'09"	N42° 25' 46"W	15.41'
C16	59.39'	75.00'	045°22'10"	N23° 16' 45"W	57.85'
C17	22.25'	35.00'	036°25'43"	N71° 11' 28"E	21.88'
C18	147.80'	52.00'	162°51'26"	N45° 35' 41"W	102.84'
C19	22.25'	35.00'	036°25'43"	S17° 37' 11"W	21.88'
C20	31.76'	100.00'	018°11'42"	N08° 30' 10"E	31.62'

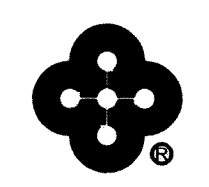
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	23.82'	75.00'	018°11'42"	N08° 30' 10"E	23.72'
C22	39.70'	125.00'	018°11'42"	N08° 30' 10"E	39.53'
C23	31.76'	100.00'	018°11'42"	S08° 30' 10"W	31.62'
C24	39.70'	125.00'	018°11'42"	S08° 30' 10"W	39.53'
C25	23.82'	75.00'	018°11'42"	S08° 30' 10"W	23.72'
C26	26.68'	100.00'	015°17'06"	S81° 45' 47"W	26.60'
C27	33.35'	125.00'	015°17'06"	S81° 45' 47"W	33.25'
C28	20.01'	75.00'	015°17'06"	S81° 45' 47"W	19.95'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36'	N17° 03' 39"W
L2	35.36'	N72° 56' 21"E
L3	50.00'	N27° 56' 21"E
L4	35.36'	N17° 03' 39"W
L5	9.44'	N62° 03' 39"W
L6	8.28'	S45° 57' 50"E
L7	35.36'	S44° 24' 19"W
L8	35.36'	N45° 35' 41"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	35.36'	N44° 24' 19"E
L10	35.36'	S44° 24' 19"W
L11	35.36'	S45° 35' 41"E
L12	35.36'	N45° 35' 41"W
L13	42.32'	N71° 32' 42"W
L14	41.61'	N38° 34' 55"E
L15	35.36'	S17° 03' 39"E
L16	35.36'	S72° 56' 21"W

FINAL PLAT  
NORTHWOOD VILLAGE, SECTION 3

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099



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SHEET NO.: 2 OF 2  
DATE: 04/09/21  
PROJECT NO.: 20603200

CERTIFICATE OF AUTHORIZATION  
CA 973 (P&S) EXPIRES 4/30/2022

PD-2888